

28 Silverdale Court York, YO24 2SL £155,000



NO FORWARD CHAIN - SINGLE GARAGE - OPEN VIEWS. A two double bedroom first floor apartment within a small development in this desirable and convenient location. This bright and airy property has the benefit of uPVC double glazing and gas central heating throughout and comprises entrance vestibule, first floor landing, lounge, fitted kitchen, 2 double bedrooms and a three piece bathroom. To the outside is a useful built in storage cupboard, communal gardens and views over a large front lawned garden looking towards trees and playing fields. In a separate block there is a secure single garage with additional on street parking. An accompanied viewing is strongly recommended.

Entrance Hallway

uPVC glazed entrance door, stairs to first floor. Carpet.

First Floor Landing

Double panelled radiator, cupboard housing combination boiler and storage, loft access. Carpet.

Lounge

uPVC window to front, double panelled radiator, power points. Carpet.

Kitchen

uPVC window to rear, fitted wall and base units comprising counter tops, integrated gas hob, stainless steel sink and draining board, space for appliances, double panelled radiator, power points. Vinyl flooring.

Bedroom 1

uPVC window to front, fitted wardrobe, single panelled radiator, power points. Carpet.

Bedroom 2

uPVC window to rear, fitted wardrobe, single panelled radiator, power points. Carpet.

















Opaque uPVC window to rear, panelled bath with shower over, pedestal wash hand basin, low level WC, tiled walls, double panelled radiator. Tiled flooring.

Outside

Ground floor storage cupboard. Communal lawned gardens.

GarageSingle garage with up and over door.





FLOOR PLAN LOCATION West Thorpe Methodist Church First Floor 589 sq.ft. (54.7 sq.m.) approx. Bathroom Woodthorpe Primary School Kitchen 9'2" x 7'9" 2.79m x 2.36m Bedroom 2 11'3" x 9'2" 3.44m x 2.80m WOODTHORPE Ground Floor 42 sq.ft. (3.9 sq.m.) approx Moor Ln m Naim C Landing Moor Ln Spey Bank DOWN Lounge 16'8" x 10'0" 5.09m x 3.05m Bedroom 1 14'7" x 9'2" 4.44m x 2.80m Coogle Map data @2024 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A 74 74 TOTAL FLOOR AREA: 631 sq.ft. (58.6 sq.m.) approx. (69-80) Whilst every attempt has been made to ensure the accusary of the floorpian contained here, measurements of doors, windows, come and any other items are approximate and in responsibility is taken for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. As to their operability or efficiency can be given. (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.